

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, DECEMBER 12, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, December 12, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting December 12, 2023 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1. October 24, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A PRELIMINARY SUBDIVISION

Address: 5208 W Black Twig Drive

File No: PLPP202300146

Applicant: Daybreak Communities

H.2. DAYBREAK VILLAGE 9 PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally 6740 W. South Jordan Parkway

File No: PLPP202200108

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

H.3. DAYBREAK VILLAGE 7 PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally 11700 South 6165 West

File No: PLPP202300184

Applicant: Oakwood Homes

H.4. CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE

Address: 9792 S Temple Dr

File No: PLCUP202300195

Applicant: Ben Child

H.5. MINERS COVE NORTH PRELIMINARY SUBDIVISION PLAT

Applicant: 10435 S. 2200 W.

File No: PLPP202300048

Applicant: Jeffrey Almond

H.6. CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICE USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE

Address: 10479 S Redwood Road

File No: PLCUP202300194

Applicant: Samantha Waatti

H.7. LASSIG DETACHED BUILDING AND GUESTHOUSE ACCESSORY DWELLING UNIT (ADU)

Address: 10698 S. Bison Creek Cv.

File No: PLALU202300193

Applicant: Chad Lassig

H.8. MERIT MEDICAL SYSTEMS SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Address: 9924 S. Redwood Rd.

File No: PLPP202300199

Applicant: Joseph Milillo, MHTN Architects, Inc.

H.9. MERIT MEDICAL DISTRIBUTION WAREHOUSE SITE PLAN

Address: 9834 S. Redwood Rd.

File No: PLSR202300165

Applicant: Joseph Milillo, MHTN Architects, Inc.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. DEVAUL REZONE

Address: 2530 W. 10950 S.

File No: PLZBA202300197

Applicant: Robbie Pope

I.2. GLENMOOR GOLF CLUB

Address: 9800 S. 4800 W.

File No: PLZBA202300207

Applicant: Kirk Young

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

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COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 7th day of December, 2023.

Cindy Valdez

South Jordan City Deputy Recorder